

24 Wrenbury Drive, Sharples, Bolton, BL1 7RX



## Offers In The Region Of £260,000

Superb semi detached bungalow set on a large corner plot and tucked away in a quiet cul de sac position. The property has been extended to the side and is being sold with no chain and vacant possession. Offering excellent accommodation the property also benefits from a large driveway and private gardens along with gas central heating and double glazing throughout. Ideally positioned for access to local amenities local shops and schools and countryside walks with Eagley valley and surround woodland right on the doorstep. Viewing is essential to appreciate all that is on offer.



Situated within this highly desirable location, offering excellent access to local amenities along with schools, walks, shops, tennis football /cricket all close by. this extended bungalow offers excellent accommodation which comprises : Hallway, spacious lounge, dining area, large kitchen extension, conservatory, 2 bedrooms both with fitted wardrobes and shower room. Outside the property sites on a generous corner plot with lovely low maintenance gardens with fruit trees and shrubs. the property also borders on the edge of Eagley Valley nature reserve and is not overlooked to side, rear or front. Large driveway could hold approx 4-5 cars - (ideal for camper van / caravan) Viewing is essential to appreciate all the property has to offer. Sold with no onward chain and vacant possession.

### Hall

UPVC frosted double glazed window to front, built-in storage cupboard, uPVC double glazed entrance door, door to:

### Bedroom 2 10'0" x 5'10" (3.04m x 1.78m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising built-in double with hanging rails, shelving, overhead storage and cupboards, fitted matching drawers, radiator.

### Lounge 16'1" x 10'6" (4.89m x 3.21m)

UPVC double glazed leaded bay window to front, wall mounted coal effect gas fire set in marble effect surround, double radiator, coving to textured ceiling, door to:

### Hall

Open plan, door to:

### Bedroom 1 13'3" x 9'1" (4.04m x 2.77m)

Window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails, shelving, overhead storage, cupboards and drawers, fitted matching bedside cabinets, fitted worktop over with cupboards and drawers, corner display shelves, radiator.

### Shower Room

Fitted with three piece Victorian white suite comprising shower enclosure with wet wall panelling, inset wash hand basin in vanity unit with cupboards under, low-level WC and full height ceramic tiling to three walls, wall mounted mirror, uPVC frosted double glazed window to side, radiator, vinyl flooring.

### Dining Area 9'7" x 7'2" (2.92m x 2.19m)

Radiator, double door, door to:



### **Kitchen 8'4" x 12'1" (2.54m x 3.68m)**

Fitted with a matching range of white base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring hob with pull out extractor hood over, uPVC double glazed leaded window to front, radiator, laminate tiled flooring.

### **Conservatory**

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and lights connected, two windows to side, window to rear, double radiator, laminate flooring, uPVC double glazed french doors to garden.

### **Outside**

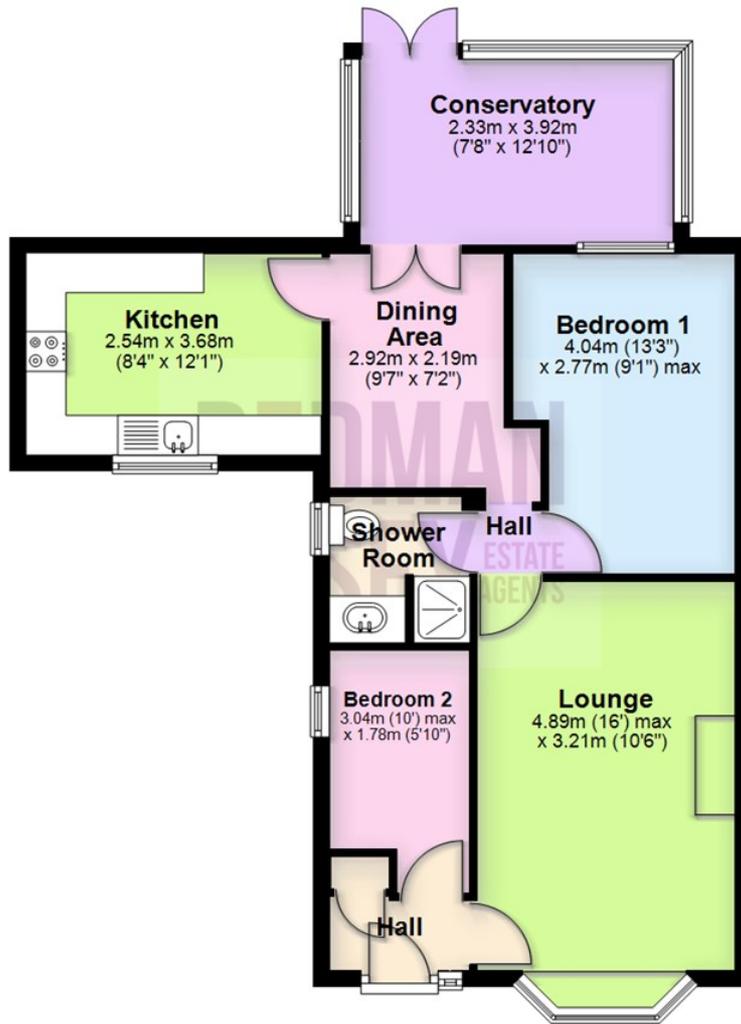
Open plan front garden, extensive tarmac driveway to the front and side with car parking space for three four cars with lawned area and mature flower and shrub borders, paved pathway leading to front entrance door.

Private rear garden, enclosed by timber and mature conifer hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders with ornamental apple trees, timber garden shed, side gated access.



## Ground Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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